

1-1 By: Hinojosa S.B. No. 1098
1-2 (In the Senate - Filed March 5, 2013; March 12, 2013, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 15, 2013, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;
1-6 April 15, 2013, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	<u>Hinojosa</u>	X		
1-10	<u>Nichols</u>	X		
1-11	<u>Garcia</u>	X		
1-12	<u>Paxton</u>	X		
1-13	<u>Taylor</u>	X		

1-14 COMMITTEE SUBSTITUTE FOR S.B. No. 1098 By: Hinojosa

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of the Padre Isles Management District;
1-18 providing authority to issue bonds.

1-19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-20 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-21 Code, is amended by adding Chapter 3912 to read as follows:

1-22 CHAPTER 3912. PADRE ISLES MANAGEMENT DISTRICT
1-23 SUBCHAPTER A. GENERAL PROVISIONS

1-24 Sec. 3912.001. DEFINITIONS. In this chapter:

1-25 (1) "Board" means the district's board of directors.

1-26 (2) "Bulkhead property" means all bulkheads in the
1-27 district owned by the district or owned or previously owned by the
1-28 Padre Isles Property Owners Association, including any associated
1-29 easements.

1-30 (3) "City" means the City of Corpus Christi.

1-31 (4) "Director" means a board member.

1-32 (5) "District" means the Padre Isles Management
1-33 District.

1-34 Sec. 3912.002. CREATION AND NATURE OF DISTRICT. The Padre
1-35 Isles Management District is a special district created under
1-36 Section 59, Article XVI, Texas Constitution.

1-37 Sec. 3912.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The
1-38 creation of the district is essential to accomplish the purposes of
1-39 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-40 Texas Constitution, and other public purposes stated in this
1-41 chapter. By creating the district and in authorizing the city and
1-42 other political subdivisions to contract with the district, the
1-43 legislature has established a program to accomplish the public
1-44 purposes set out in Section 52-a, Article III, Texas Constitution.

1-45 (b) The creation of the district is necessary to promote,
1-46 develop, encourage, and maintain safety and the public welfare in
1-47 the district.

1-48 (c) The district is created to supplement and not to
1-49 supplant city services provided in the district.

1-50 Sec. 3912.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-51 (a) The district is created to serve a public use and benefit.

1-52 (b) All land and other property included in the district
1-53 will benefit from the improvements and services to be provided by
1-54 the district under powers conferred by Sections 52 and 52-a,
1-55 Article III, and Section 59, Article XVI, Texas Constitution, and
1-56 other powers granted under this chapter.

1-57 (c) The creation of the district is in the public interest
1-58 and is essential to further the public purposes of developing and
1-59 diversifying the economy of the state.

1-60 (d) The district will:

2-1 (1) promote the health, safety, and general welfare of
2-2 residents, employers, potential employees, employees, visitors,
2-3 and consumers in the district, and of the public;

2-4 (2) seek and provide needed funding for the district
2-5 to preserve, maintain, and enhance the economic health and vitality
2-6 of the district territory as a residential community and business
2-7 center; and

2-8 (3) promote the health, safety, welfare, and enjoyment
2-9 of the public by providing for the preservation of bulkhead
2-10 property and the navigable waters surrounding Padre Island.

2-11 (e) The district will not act as the agent or
2-12 instrumentality of any private interest even though the district
2-13 will benefit many private interests as well as the public.

2-14 Sec. 3912.005. DISTRICT TERRITORY. (a) The district is
2-15 initially composed of the territory described by Section 2 of the
2-16 Act enacting this chapter.

2-17 (b) The boundaries and field notes contained in Section 2 of
2-18 the Act enacting this chapter form a closure. A mistake in the
2-19 field notes or in copying the field notes in the legislative process
2-20 does not affect the district's:

2-21 (1) organization, existence, or validity;

2-22 (2) right to issue revenue bonds for the purposes for
2-23 which the district is created or to pay the principal of and
2-24 interest on the bonds;

2-25 (3) right to pursue relief funding from any lawful
2-26 source, including this state, the federal government, or any
2-27 private source; or

2-28 (4) legality or operation.

2-29 Sec. 3912.006. APPLICABILITY OF MUNICIPAL MANAGEMENT
2-30 DISTRICTS LAW. Except as otherwise provided by this chapter,
2-31 Chapter 375, Local Government Code, applies to the district.

2-32 Sec. 3912.007. CONSTRUCTION OF CHAPTER. This chapter shall
2-33 be liberally construed in conformity with the findings and purposes
2-34 stated in this chapter.

2-35 SUBCHAPTER B. BOARD OF DIRECTORS

2-36 Sec. 3912.051. GOVERNING BODY; TERMS. The district is
2-37 governed by a board of five voting directors who serve staggered
2-38 terms of four years with two or three directors' terms expiring June
2-39 1 of each odd-numbered year.

2-40 Sec. 3912.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY
2-41 CITY. (a) To be qualified to serve as a director appointed by the
2-42 governing body of the city, a person must be:

2-43 (1) a resident of the district who is also a registered
2-44 voter of the district;

2-45 (2) an owner of property in the district;

2-46 (3) an owner of stock or a partnership or membership
2-47 interest, whether beneficial or otherwise, of a corporate
2-48 partnership, limited liability company, or other entity owner of a
2-49 direct or indirect interest in property in the district;

2-50 (4) an owner of a beneficial interest in a trust, or a
2-51 trustee in a trust, that directly or indirectly owns property in the
2-52 district;

2-53 (5) an agent, employee, or tenant of a person
2-54 described by Subdivision (2), (3), or (4); or

2-55 (6) an initial director.

2-56 (b) Section 49.052, Water Code, does not apply to the
2-57 district.

2-58 Sec. 3912.053. APPOINTMENT OF DIRECTORS. The governing
2-59 body of the city shall appoint directors from persons recommended
2-60 by the board.

2-61 Sec. 3912.054. VACANCY. The remaining directors shall fill
2-62 a vacancy on the board by appointing a person who meets the
2-63 qualifications prescribed by Section 3912.052 to serve for the
2-64 remainder of the unexpired term.

2-65 Sec. 3912.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A
2-66 director shall file the director's oath or affirmation of office
2-67 with the district, and the district shall retain the oath or
2-68 affirmation in the district records.

2-69 (b) A director shall file a copy of the director's oath or

3-1 affirmation with the secretary of the city.
3-2 Sec. 3912.056. OFFICERS. The board shall elect from among
3-3 the directors a chair, a vice chair, and a secretary. The offices
3-4 of chair and secretary may not be held by the same person.

3-5 Sec. 3912.057. COMPENSATION; EXPENSES. A director is not
3-6 entitled to compensation, but is entitled to reimbursement for
3-7 necessary and reasonable expenses incurred in carrying out the
3-8 duties and responsibilities of the board.

3-9 Sec. 3912.058. LIABILITY INSURANCE. The district may
3-10 obtain and pay for comprehensive general liability insurance
3-11 coverage from a commercial insurance company or other source that
3-12 protects and insures a director against personal liability and from
3-13 all claims relating to:

3-14 (1) actions taken by the director in the director's
3-15 capacity as a member of the board;

3-16 (2) actions and activities taken by the district; or

3-17 (3) the actions of others acting on behalf of the
3-18 district.

3-19 Sec. 3912.059. NO EXECUTIVE COMMITTEE. The board may not
3-20 create an executive committee to exercise the powers of the board.

3-21 Sec. 3912.060. BOARD MEETINGS. The board shall hold
3-22 meetings at a place accessible to the public.

3-23 Sec. 3912.061. INITIAL DIRECTORS. (a) The initial board
3-24 consists of:

Pos. No.	Name of Director
1	Jeffrey Carlson
2	Nancy Tressa
3	Cheri Sperling
4	Brent Moore
5	Darrell Scanlan

3-25 (b) The terms of the initial directors expire June 1, 2015.

3-26 (c) Of the directors who replace an initial director, the
3-27 terms of directors serving in positions 1, 2, and 3 expire June 1,
3-28 2015, and the terms of directors serving in positions 4 and 5 expire
3-29 June 1, 2017.

3-30 (d) Section 3912.052 does not apply to this section.

3-31 (e) This section expires September 1, 2017.

3-32 SUBCHAPTER C. POWERS AND DUTIES

3-33 Sec. 3912.101. GENERAL POWERS AND DUTIES. The district has
3-34 the powers and duties necessary to accomplish the purposes for
3-35 which the district is created.

3-36 Sec. 3912.102. AGREEMENTS; GRANTS. (a) As provided by
3-37 Chapter 375, Local Government Code, the district may make an
3-38 agreement with or accept a gift, grant, or loan from any person.

3-39 (b) The implementation of a project is a governmental
3-40 function or service for the purposes of Chapter 791, Government
3-41 Code.

3-42 Sec. 3912.103. LIABILITY RESULTING FROM DISTRICT ACTION.
3-43 An action of the district or the board does not create a liability
3-44 against the city or any other political subdivision.

3-45 Sec. 3912.104. NO EMINENT DOMAIN POWER. The district may
3-46 not exercise the power of eminent domain.

3-47 SUBCHAPTER C-1. IMPROVEMENT PROJECTS

3-48 Sec. 3912.131. IMPROVEMENT PROJECTS AND SERVICES;
3-49 LIMITATIONS. (a) The district may provide, design, construct,
3-50 acquire, improve, relocate, operate, maintain, or finance an
3-51 improvement project or service described by Subsection (b) using
3-52 any money available to the district, or contract with a
3-53 governmental or private entity to provide, design, construct,
3-54 acquire, improve, relocate, operate, maintain, or finance an
3-55 improvement project or service authorized under this chapter and
3-56 Chapter 375, Local Government Code.

3-57 (b) The district may undertake an improvement project or
3-58 service only as necessary to reconstruct, preserve, and maintain
3-59 bulkhead property.

3-60 Sec. 3912.132. LOCATION OF IMPROVEMENT PROJECT. An
3-61 improvement project described by Section 3912.131 must be located
3-62 in the district.

3-63 Sec. 3912.133. ADDITIONAL DISTRICT DUTIES REGARDING

4-1 IMPROVEMENT PROJECTS. The district shall:
 4-2 (1) submit written notice to the city administrator or
 4-3 the administrator's designee of the anticipated date construction
 4-4 of an improvement project will begin;
 4-5 (2) comply with applicable city ordinances,
 4-6 resolutions, and regulations when constructing and maintaining an
 4-7 improvement project;
 4-8 (3) allow a representative of the city to inspect an
 4-9 improvement project during construction to assess the project's
 4-10 compliance with applicable city ordinances, resolutions, and
 4-11 regulations;
 4-12 (4) alter an improvement project to comply with
 4-13 applicable city ordinances, resolutions, and regulations if the
 4-14 representative of the city provides the district with written
 4-15 notice that the improvement project does not comply with applicable
 4-16 city ordinances, resolutions, and regulations; and
 4-17 (5) obtain any necessary permits from city, county,
 4-18 state, or federal authorities to construct and maintain an
 4-19 improvement project.

4-20 Sec. 3912.134. LICENSE AND CERTIFICATION REQUIREMENTS. The
 4-21 district may not contract with or employ a person to plan or
 4-22 construct an improvement project unless the person is licensed or
 4-23 certified in an area relating to planning or construction, as
 4-24 applicable.

4-25 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

4-26 Sec. 3912.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-27 board by resolution shall establish the number of directors'
 4-28 signatures and the procedure required for a disbursement or
 4-29 transfer of the district's money.

4-30 Sec. 3912.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 4-31 The district may acquire, construct, finance, operate, or maintain
 4-32 an improvement project or service authorized under this chapter and
 4-33 Chapter 375, Local Government Code, using any money available to
 4-34 the district, including contract payments from any lawful source.

4-35 SUBCHAPTER E. BONDS

4-36 Sec. 3912.201. BONDS AND OTHER OBLIGATIONS. (a) The
 4-37 district may issue, by public or private sale, bonds, notes, or
 4-38 other obligations payable wholly or partly from district revenue.

4-39 (b) In exercising the district's borrowing power, the
 4-40 district may issue a bond or other obligation in the form of a bond,
 4-41 note, certificate of participation or other instrument evidencing a
 4-42 proportionate interest in payments to be made by the district, or
 4-43 other type of obligation.

4-44 (c) District bonds may be secured and made payable wholly or
 4-45 partly by a pledge of any part of the money the district receives
 4-46 from improvement revenue or from any other source.

4-47 Sec. 3912.202. BOND MATURITY. Bonds may mature not more
 4-48 than 30 years from their date of issue.

4-49 SUBCHAPTER F. DISSOLUTION

4-50 Sec. 3912.251. DISSOLUTION BY CITY ORDINANCE. (a) The
 4-51 city by ordinance may dissolve the district.

4-52 (b) The city may not dissolve the district until the
 4-53 district's outstanding debt or contractual obligations that are
 4-54 payable from any source available to the district have been repaid
 4-55 or discharged, or the city has affirmatively assumed the obligation
 4-56 to pay the outstanding debt from city revenue.

4-57 Sec. 3912.252. COLLECTION OF REVENUE. If the dissolved
 4-58 district has bonds or other obligations outstanding secured by and
 4-59 payable from district revenue, the city shall succeed to the rights
 4-60 and obligations of the district regarding enforcement and
 4-61 collection of the revenue.

4-62 SECTION 2. The Padre Isles Management District initially
 4-63 includes all territory contained in the following area:

4-64 The District is comprised of three (3) tracts totaling
 4-65 approximately 2.9 square miles or 1,871 acres situated around the
 4-66 intersection of S. Padre Island Drive (Park Road 22) and Whitecap
 4-67 Boulevard, and being described by the following:

4-68 Tract 1 being approx. 290 acres with the beginning point at south
 4-69 right-of-way (ROW) of S. Padre Island Drive (Park Road 22) and

5-1 approx. 16 feet of north corner of 0.72 acre parcel (PADRE ISLAND
 5-2 SEC 2 BLK 72 LOT 47 ETAL);
 5-3 Then southeast and south approx. 6,323 ft. along west ROW of S.
 5-4 Padre Island Drive (Park Road 22) to south ROW of Compass St;
 5-5 Then west and north approx. 1,596 ft. along south ROW of Compass St.
 5-6 to south ROW of Commodore Drive;
 5-7 Then west and northwest approx. 2,949 ft. along south ROW of
 5-8 Commodore Drive to east ROW of Aquarius St;
 5-9 Then south southwest approx. 148 ft. along east ROW of Aquarius St.
 5-10 to south ROW of Bello Dr;
 5-11 Then northwest approx. 331 ft. along south ROW of Bello Dr. to west
 5-12 ROW of Dragonet St.;
 5-13 Then north northeast approx. 149 ft. along west ROW of Dragonet St
 5-14 to southeast corner 0.19 acre parcel (COMMODORES COVE LOT 1 BLK 6);
 5-15 Then west northwest and west approx. 1,030 ft. along south boundary
 5-16 of Commodores Cove Lots 1-14 Blk 6 to southwest corner of 0.19 acre
 5-17 parcel (COMMODORES COVE LOT 14 BLK 6);
 5-18 Then generally west along channel of Commodores Cove's Unit 2, as
 5-19 follows,
 5-20 Southwest approx. 198 ft. across channel to channel island,
 5-21 West approx. 343 ft. along center of channel island,
 5-22 Southwest approx. 371 ft. along center of channel island,
 5-23 West southwest approx. 310 ft. along center of channel
 5-24 island,
 5-25 Northwest approx. 285 ft. along center of channel island to
 5-26 west boundary of undeveloped Commodores Cove Unit 2;
 5-27 Then north northeast approx. 3,343 ft. along west boundary of
 5-28 Commodores Cove's Unit 2 and Unit 1 to a point in Galleon Bay and
 5-29 northwest approx. 107 ft. of north corner of 0.2189 acre parcel
 5-30 (Padre Island Sec 2 Lt 1 Blk 72);
 5-31 Then south southeast approx. 1,562 ft. along north boundary of
 5-32 twenty (20) adjacent parcels (Padre Island Sec 2 Lt 1-20 Blk 72) to
 5-33 west corner of 0.3170 acre parcel (Padre Island Sec 2 Lt 33 Blk 72);
 5-34 Then northeast approx. 464 ft. along west boundary said 0.3170 acre
 5-35 parcel and three (3) adjacent parcels (Padre Island Sec 2 Lt 34, 35
 5-36 and 47 Blk 72) and south ROW of S. Padre Island Drive (Park Road 22)
 5-37 and beginning point of 290 acre tract.
 5-38 Tract 2 being approx. 192 acres with the beginning point at west ROW
 5-39 of Leeward Dr, and north ROW of St. Bartholomew Avenue;
 5-40 Then east southeast approx. 591 ft. along north ROW of St.
 5-41 Bartholomew Ave. to west boundary of 2.38 acre parcel (El Constante
 5-42 Beachfront Condos);
 5-43 Then north northeast approx. 101 ft. along west boundary of said
 5-44 approx. 2.38 acre parcel to north corner of said parcel;
 5-45 Then east southeast approx. 537 ft. along north boundary of said
 5-46 2.38 acre parcel to east corner of said parcel and boardwalk ROW;
 5-47 Then south southwest approx. 4,264 ft. along boardwalk ROW to east
 5-48 corner of 8.1 acre parcel (Lake Padre South Lt Blk 3);
 5-49 Then west northwest approx. 483 ft. along north boundary of said 8.1
 5-50 acre parcel to east ROW of Leeward Drive;
 5-51 Then south southwest approx. 114 ft. across said 8.1 acre parcel, to
 5-52 north ROW of Whitecap Blvd.;
 5-53 Then west northwest approx. 840 ft. along north ROW of Whitecap
 5-54 Blvd. to west ROW of Windward Drive;
 5-55 Then northeast approx. 541 ft. along west ROW of Windward Drive to a
 5-56 point south southwest approx. 190 ft. from southwest corner of 0.64
 5-57 acre parcel (PADRE ISLAND SEC C BLK 0 LOT 1R);
 5-58 Then generally north and east through channels of Padre Island
 5-59 Sections C, E and D as follows,
 5-60 North approx. 1,436 ft. along channel,
 5-61 North northwest approx. 2,436 ft. along channel,
 5-62 Northeast approx. 493 ft. along channel,
 5-63 Southeast approx. 1,773 ft. along channel to west ROW of
 5-64 Leeward Drive;
 5-65 Then north northeast along west ROW of Leeward Drive to beginning
 5-66 point of 192 acre tract.
 5-67 Tract 3 being approx. 1,389 acres with the beginning point at south
 5-68 ROW of Whitecap Blvd. and centerline of S. Padre Island Drive (Park
 5-69 Road 22);

6-1 Then west approx. 683 ft. along south ROW of Whitecap Blvd. to east
 6-2 ROW of utility service road;
 6-3 Then south approx. 1,012 ft. along east ROW of utility service road
 6-4 to north ROW of Las Tunas Drive;
 6-5 Then east approx. 109 ft. along north ROW of Las Tunas Drive to east
 6-6 ROW of Palmira Avenue;
 6-7 Then south and southwest approx. 6,359 ft. along east ROW of Palmira
 6-8 Avenue to south ROW of Sea Pines Ave;
 6-9 Then west approx. 45 ft. along south ROW of Sea Pines Ave. to
 6-10 northeast corner of 0.14 acre parcel (SEA PINES NO 1 LOT 1 BLK 15);
 6-11 Then south southwest approx. 854 ft. along east boundary of Sea
 6-12 Pines No. 1 Blk 15, Lots 1-13 to south corner of 0.19 acre parcel
 6-13 (SEA PINES NO 1 LOT 13 BLK 15);
 6-14 Then west northwest approx. 272 ft. along south boundary of Sea
 6-15 Pines No. 1 Blk 15, Lots 13-15 to west corner of 0.21 acre parcel
 6-16 (SEA PINES NO 1 LOT 15 BLK 15) and coincident east boundary of 0.14
 6-17 acre parcel (SEA PINES NO 1 LOT 23 BLK 15);
 6-18 Then south southwest approx. 572 ft. along east boundary of Sea
 6-19 Pines No. 1 Blk 15, Lots 23-31 to south corner of 0.22 acre parcel
 6-20 (Sea Pines No. 1 Blk 15, Lot 31);
 6-21 Then west northwest approx. 1,161 ft. along south boundary of Sea
 6-22 Pines No. 1 Blk 15 Lots 31-48 to west corner of 0.14 acre parcel (Sea
 6-23 Pines No. 1 Blk 15, Lot 48);
 6-24 Then north northeast and northeast approx. 1,670 feet along west
 6-25 boundary of 0.14 acre parcel and west ROW of Coralvine St. to south
 6-26 ROW of Sea Pines Ave;
 6-27 Then northwest and west approx. 2,480 along south ROW of Coralvine
 6-28 St. to a point southwest of southwest corner of 0.19 acre parcel
 6-29 (COQUINA BAY LOT 1 BLK 25);
 6-30 Then generally north and west through channels of Coquina Bay,
 6-31 Ports O'Call and Point Tesoro Developments as follows,
 6-32 North approx. 365 ft. along channel,
 6-33 North northwest approx. 3,790 ft. along channel,
 6-34 West northwest approx. 2,573 ft. along channel to a point 243
 6-35 southwest of southeast corner of 10.05 acre parcel (POINT TESORO NO
 6-36 5 LT 1 BLK 2 RESERVED AREA);
 6-37 Then north northeast approx. 1,234 ft. along channel, continuing
 6-38 across 10.05 acre parcel (POINT TESORO NO 5 LT 1 BLK 2 RESERVED
 6-39 AREA), and ROW of Whitecap Blvd, across 9.67 acre parcel (POINT
 6-40 TESORO NO 5 9.676 ACS OUT OF LT 2 BLK 2) to north boundary of said
 6-41 9.67 acre parcel;
 6-42 Then north northeast approx. 4,420 ft. along Point Tesoro Section
 6-43 8, Unit 1-3, to a point 236 feet north of northwest corner of 0.27
 6-44 acre parcel (POINT TESORO NO 3 LT 15 & E/2 LT 16 BLK 17);
 6-45 Then southeast approx. 946 ft. along channel of Point Tesoro
 6-46 Development to a point 169 ft. northeast of north corner of 0.16
 6-47 acre parcel (POINT TESORO #3 BLK 17 LOT 1);
 6-48 Then east southeast approx. 852 ft. to west corner of COMMODORES
 6-49 POINTE PUD 2 UNIT 3 LT 2 BLK 10;
 6-50 Then southeast approx. 1,004 ft. along south boundary of COMMODORES
 6-51 POINTE PUD 2 UNIT 3 LT 2 BLK 10 to west ROW of Aquarius Street;
 6-52 Then north northeast approx. 2,062 ft. along west ROW of Aquarius
 6-53 Street to north ROW of Dasmarrinas Drive;
 6-54 Then east southeast approx. 1,485 ft. along north and east ROW of
 6-55 Dasmarrinas Drive to northwest corner of 0.22 acre parcel (ISLAND
 6-56 FAIRWAY ESTATES LT 1 BLK 29);
 6-57 Then east approx. 126 ft. along north boundary of said 0.22 acre
 6-58 parcel to northeast corner of said parcel;
 6-59 Then south approx. 689 ft. along east boundary of Island Fairway
 6-60 Estates Lots 1-8 Blk 29 to north ROW of Crown Royal Rd;
 6-61 Then southeast approx. 229 ft. along north ROW of Crown Royal Rd to
 6-62 west boundary of 0.31 acre parcel (ISLAND FAIRWAY ESTATES LT 45 BLK
 6-63 30);
 6-64 Then northeast approx. 894 ft. along west boundary of ISLAND
 6-65 FAIRWAY ESTATES LT 36-45 BLK 30 to northeast corner of 0.31 acre
 6-66 parcel (ISLAND FAIRWAY ESTATES LT 36 BLK 30);
 6-67 Then generally south approx. 1,275 ft. along east boundary of
 6-68 ISLAND FAIRWAY ESTATES LT 24-35 BLK 30 to east ROW of Crown Royal
 6-69 Rd;

7-1 Then south approx. 59 ft. along east ROW of Crown Royal Rd to north
7-2 corner of 0.24 acre parcel (ISLAND FAIRWAY ESTATES LT 23 BLK 30);
7-3 Then southwest approx. 1,120 ft. along east boundary of ISLAND
7-4 FAIRWAY ESTATES LT 14-23 BLK 30 to south corner of 0.41 acre parcel
7-5 (ISLAND FAIRWAY ESTATES LT 13 BLK 30);
7-6 Then north approx. 1,123 ft. along west boundary of ISLAND FAIRWAY
7-7 ESTATES LT 1-13 BLK 30 to south ROW of Crown Royal Rd.;
7-8 Then north northwest approx. 293 ft. along south ROW of Crown Royal
7-9 Rd to east corner of 0.27 acre parcel (ISLAND FAIRWAY ESTATES LT 1
7-10 BLK 31);
7-11 Then generally south approx. 5,508 ft. along east boundary of
7-12 Island Fairway Estates and coincident west boundary of Padre Isles
7-13 Country Club (ISLAND FAIRWAY ESTATES BLK 27-A 184.786 ACS) to north
7-14 ROW of Whitecap Blvd.;
7-15 Then east approx. 965 ft. along north ROW of Whitecap Blvd. to
7-16 southeast corner Padre Isles Country Club (ISLAND FAIRWAY ESTATES
7-17 BLK 27-A 184.786 ACS) and coincident west boundary of 6.5 acre
7-18 parcel (Island Fairway Estates Lt 5 Blk 3);
7-19 Then generally north and east approx. 3,109 ft. along east boundary
7-20 of Padre Isles Country Club (ISLAND FAIRWAY ESTATES BLK 27-A
7-21 184.786 ACS) and coincident west boundary of Island Fairway Estates
7-22 (Blk 3 and Blk 46) to centerline of S. Padre Island Drive (Park Road
7-23 22);
7-24 Then south approx. 2,495 ft. along centerline of S. Padre Island
7-25 Drive (Park Road 22) to beginning point of 1,389 acre tract.
7-26 SECTION 3. (a) The legal notice of the intention to
7-27 introduce this Act, setting forth the general substance of this
7-28 Act, has been published as provided by law, and the notice and a
7-29 copy of this Act have been furnished to all persons, agencies,
7-30 officials, or entities to which they are required to be furnished
7-31 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
7-32 Government Code.
7-33 (b) The governor, one of the required recipients, has
7-34 submitted the notice and Act to the Texas Commission on
7-35 Environmental Quality.
7-36 (c) The Texas Commission on Environmental Quality has filed
7-37 its recommendations relating to this Act with the governor,
7-38 lieutenant governor, and speaker of the house of representatives
7-39 within the required time.
7-40 (d) The general law relating to consent by political
7-41 subdivisions to the creation of districts with conservation,
7-42 reclamation, and road powers and the inclusion of land in those
7-43 districts has been complied with.
7-44 (e) All requirements of the constitution and laws of this
7-45 state and the rules and procedures of the legislature with respect
7-46 to the notice, introduction, and passage of this Act have been
7-47 fulfilled and accomplished.
7-48 SECTION 4. This Act takes effect immediately if it receives
7-49 a vote of two-thirds of all the members elected to each house, as
7-50 provided by Section 39, Article III, Texas Constitution. If this
7-51 Act does not receive the vote necessary for immediate effect, this
7-52 Act takes effect September 1, 2013.

7-53

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